

# Notice of Preparation



In accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines, as the designated Lead Agency, the City of Yorba Linda will prepare an **EIR** (Environmental Impact Report) for the proposed **Taylor Grove Residential Subdivision**.

The City has drafted an **Initial Study** of the proposed project for public review and seeks input to define the scope and content of the environmental information to be examined in the EIR.

**Project Location:** The roughly 3.65-acre site is located at 18452 Buena Vista Avenue, Yorba Linda, California.

**Project Description:** The project proposes to subdivide the property into five lots, demolish an existing house considered historic by the City and a second permanent structure, a garage, and construct five new two-story single-family residences.

**Responses:** State law mandates that comments to the Initial Study must be sent no later than 30 days after this notice is mailed. The response deadline is Monday, August 28, 2006. Mail responses to:

Bruce Cook, Principal Planner  
Planning Division  
City of Yorba Linda  
4845 Casa Loma Avenue  
Yorba Linda, California 92886

**Document Review:** Copies of the Initial Study are on file for review at the City of Yorba Linda Planning Division (at the address above) and at the:

Yorba Linda Public Library  
18181 Imperial Highway  
Yorba Linda, California 92886

The Initial Study can also be viewed on the Internet at:

<http://www.ci.yorba-linda.ca.us/tgpd.html>

In addition, a copy has been sent to the:

Historic Society of Yorba Linda  
Attn: JoAnn Ardanaz  
P.O. Box 396  
Yorba Linda, Ca. 92885-0396

**Discretionary Approvals:** Prior to development, the proposed project requires approval by the Planning Commission of **Tentative Tract Map 17000** to subdivide the 3.65-acre (gross) property into five single-family residential lots. This property is listed in the Historic Resources Element of the Yorba Linda General Plan as a potential cultural resource. The project proposal is to demolish the existing structures and to clear and re-grade the land to make way for development of the property for five single-family residential home sites.

**Potential Environmental Effects:** Based on the Initial Study, the City has determined the project will result in No Impact or Less Than Significant Impacts for 11 of the 16 categories on the City's environmental checklist.

Agricultural Resources  
Air Quality  
Geology & Soils  
Hazards & Hazardous Materials  
Mineral Resources  
Noise  
Population & Housing  
Public Services  
Recreation  
Transportation & Traffic  
Utilities & Service Systems

The remaining five environmental categories:

Aesthetics  
Biological Resources  
Cultural Resources  
Hydrology & Water Quality  
Land Use & Planning

could have Potentially Significant Impacts from project development and will be examined in detail in the EIR. The EIR will also address potential growth inducing impacts, potential cumulative impacts, and five Alternatives to the project as proposed:

- 1) No Project / No Development
- 2) Reduced Size of the Proposed New House
- 3) Restoration of the Existing Structure
- 4) A Similar New House on an Alternate Site
- 5) Relocation of the Existing Structure